



An
Bord
Pleanála

Board Direction
PL29S.249070

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10th November 2017.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the zoning Objective 'Z1' for the area as set out in the Dublin City Development Plan 2016-2022, the established use of the site for residential purposes and the pattern of development in the area, it is considered that subject to the conditions set out below, the proposed development would not seriously injure the residential and visual amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such conditions in writing with the planning authority prior to commencement of the development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interests of clarity.

2. The external finishes of the proposed extension including the roof shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: In the interests of visual amenity.

3. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

4. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, or any statutory provision modifying or replacing them, no development falling within Class 1 or Class 3 of Part 1 of Schedule 2 of the Regulations shall take place within the curtilage of the house, without a prior grant of planning permission.

Reason: In the interests of residential and visual amenity and in order to ensure that a reasonable amount of private open space is retained p for the occupants of the dwelling.

5. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with the planning authority prior to commencement of the development. The plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and offsite/disposal of construction/demolition waste. It shall include a traffic management plan to prevent construction traffic from traversing the railway bridge at Bath Avenue (UBR61 - Restriction No R108).

Reason: In the interests of public safety and residential amenity.

Board Member

Date: 10th November 2017

Eugene Nixon